

LAND USE LEGEND

Residential: 237.3 Ac.

Density Units

LV 1

Lakes/Villages- Water based Amenitized Neighborhoods, SFR Detached Units

3.7 DU/A

TN 1

Traditional Neighborhood Development Village Squares & related Residential Mixed Density Neighborhoods incl. SF Attached, and SF Detached

6.0 DU/A

Commercial Retail: 26.7 Ac.

COM 1

Commercial Use

Business: 52.8 Ac.

BUS/RES

Business/ Office Park/Limited Residential

Mixed-Use (Res./Retail): 45.9 Ac.

Density Units

MU 1

Mixed-Use Development

10.0 DU/A

Planned Development District Boundary (PD)

Open Space: 253.6 Ac.

Oyster Creek Waterway

Drainage/Lakes System

Parks/ Nature Preserve / Neighborhood Rec Centers/Open Space/ Floodways

Utilities 6.0 Ac.

Drill Sites (2) at 3.0Ac ea.

Circulation 28.7 Ac. (Proposed ROW)

Thoroughfares & Collector Streets

Future Development Area 70.4 Ac.

PROJECT TOTAL ACREAGE:

721.4 Ac.

General Plan Notes:

- 1.) This General Plan does not constitute zoning. All future development with exception of northern 25.7Ac. tract at corner of Voss and Hwy. 6, will occur pursuant to an approved Planned Development District (PD) Final Development Plan.
- 2.) Ultimate traffic improvements at Ulrich Street and US Hwy. 90A will be made at the time of initial connection of Ulrich Street to the development.
- 3.) Cherokee will preserve at minimum the Char House, the 1929 Warehouse, and the Imperial Sugar Water Tower as well as assure the continuance of a historical theme throughout the development.
- 4.) Total residential units not to exceed 3 to 4 units per gross developable acre.
- 5.) Through the (PD) process landscape buffers, appropriate building setbacks, and appropriate height restrictions will be further defined.

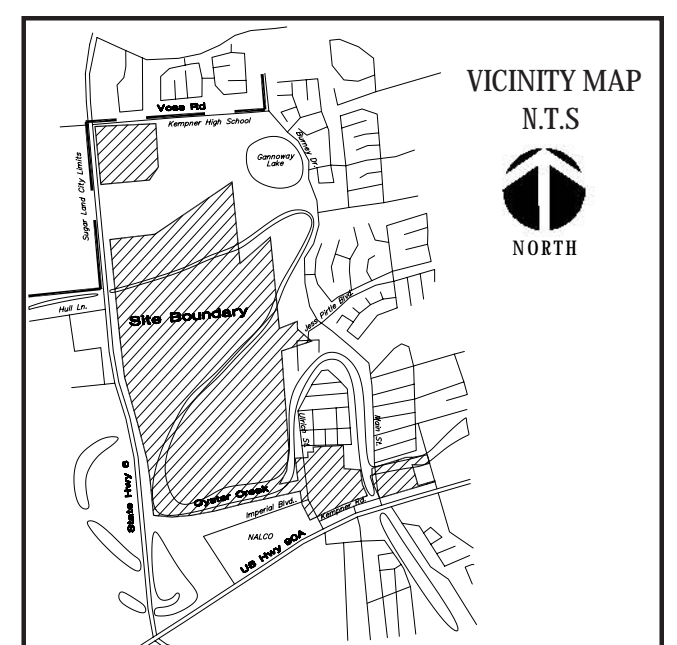
REVISED GENERAL PLAN
IMPERIAL SUGAR / TRACT 3

Revised General Plan Submittal
A Subdivision of 721.4 Ac.

Out of the Alexander Hodge League,
Abstract 32 & S.M. Williams League,
Abstract 97

CITY OF SUGAR LAND,
FORT BEND CO. TEXAS

Owner: Cherokee Sugar Land, LP
1135 West 6th Street, Austin TX 78703
Tel 512.615.2777



0 200 400 800
Scale 1" = 400'

T B G

PARTNERS